095.0	0003	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,111,900 /	1,111,900
USE VALUE:	1,111,900 /	1,111,900
ASSESSED:	1,111,900 /	1,111,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		LANGLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUBER KATHLEEN A/ TRUSTEE
Owner 2:	KATHLEEN A HUBER REVOCABLE TR
Owner 3:	
Street 1:	69 SILVER HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HUBER KATHLEEN A -
Owner 2:	-
Street 1:	69 SILVER HILL ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .263 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1929, having primarily Wood Shingle Exterior and 2406 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11460.000	572,100	5,100	534,700	1,111,900
Total Card	0.263	572,100	5,100	534,700	1,111,900
Total Parcel	0.263	572,100	5,100	534,700	1,111,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.14 | /Parcel: 462.14

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	62381
GIS Ref	
GIS Ref	
Insp Date	11/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 095.0-0003-0010.0

!7812!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	572,100	5100	11,460.	534,700	1,111,900		Year end	12/23/2021
2021	101	FV	556,500	5100	11,460.	534,700	1,096,300		Year End Roll	12/10/2020
2020	101	FV	556,600	5100	11,460.	534,700	1,096,400	1,096,400	Year End Roll	12/18/2019
2019	101	FV	417,400	5100	11,460.	534,700	957,200	957,200	Year End Roll	1/3/2019
2018	101	FV	417,400	5100	11,460.	458,300	880,800	880,800	Year End Roll	12/20/2017
2017	101	FV	417,400	5100	11,460.	427,700	850,200	850,200	Year End Roll	1/3/2017
2016	101	FV	417,400	5100	11,460.	366,600	789,100	789,100	Year End	1/4/2016
2015	101	FV	401,200	5100	11,460.	328,400	734,700	734,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:13:27

LAST REV

Date	Time
11/29/21	09:11:40

mmcmakin

USER DEFINED

Prior Id # 1:	62381
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7812

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUBER KATHLEEN	79123-220	1	11/12/2021	Convenience	10	No	No		
	18671-467		11/1/1987		350,000	No	No		Kenneth R Anderson dod 1/21/2005

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/1998	210	Manual	10,000					REROOF/GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
2/24/2009	Measured	189	PATRIOT
12/11/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
9/6/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11460		Sq. Ft.	Site		0	70.	0.67	4									534,658						534,700	

Total AC/HA:	0.26309	Total SF/SM:	11460	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	534,658	Spl Credit		Total:	534,700

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.13054919
Const Adj.:	0.98990101
Adj $ / SQ:	156.678
Other Features:	111000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	777343
Depreciation:	205219
Depreciated Total:	572125

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 10	BRs: 6	Baths: 2	HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	6	
Totals			
1	10	6	

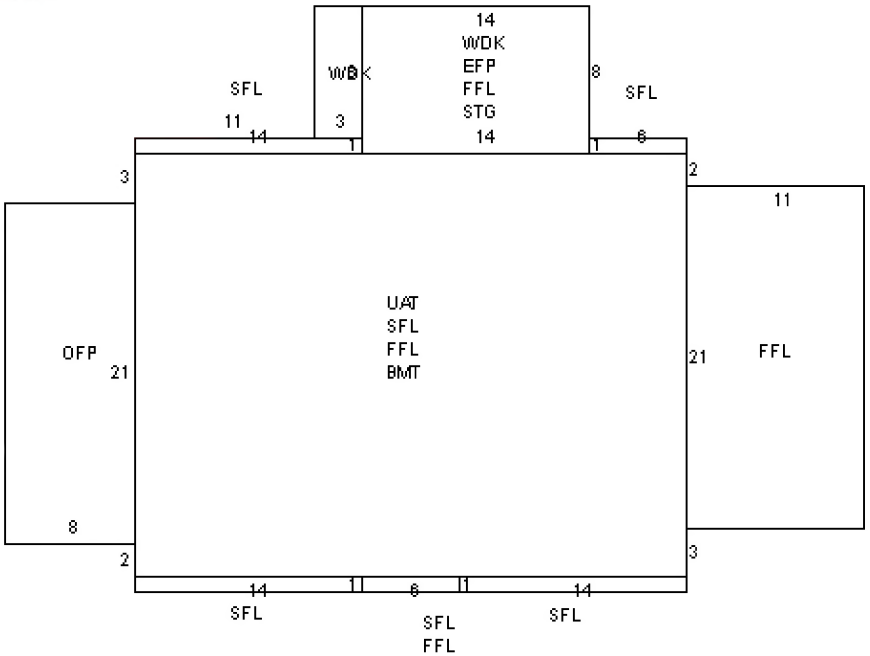
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	228.75
Special Features:	0	Val/Su Net:	148.21
Final Total:	572100	Val/Su SzAd	261.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,247	156.680	195,378
SFL	Second Floor	938	156.680	146,964
BMT	Basement	884	47.000	41,551
UAT	Upper Attic	221	109.670	24,238
OFP	Open Porch	168	26.060	4,377
WDK	Deck	150	12.540	1,881
EFP	Enclos Porch	126	48.340	6,091
STG	Storage	126	7.510	946
	Net Sketched Area:	3,860	Total:	421,426

Size Ad	2185	Gross Area	4523	FinArea	2406

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1959	21.25	T	40	101			5,100			5,100

More: N	Total Yard Items:	5,100	Total Special Featues:		Total: 5,100